

PB# 01-43

Petro, McPhillips & Wicher

7-3-4,5,14

PETRO, MC PHILLIPS & WICHER
LOT LINE CHANGE - PARK HILL DR.

01-43

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 6-21-02

TOWN OF NEW WINDSOR
PLANNING BOARD
~~APPROVED COPY~~
DATE: _____

#01-B

Map Number 125-02 City N. Windsor
Section 7 Block 3 Lot 4, 5, 1 Village 14.2
Title: Petro, McPhillips, Wicker
(*) [unclear] Chf
Dated: 5-25-02 Filed 6-24-02
Approved by: James Petro Jr.
on 6-1-02
Record Owner John Petro, William
McPhillips, Mark V.
+ Divina A. Wicker. (1 sheet)
DONNA L. BENSON
Orange County Clerk

Map Number 966-04 City 1
Section 7 Block 3 Lot 4.2 Town 1 Village 1 New Wine
Title: Petro, John + McPhillips
hot line che.
Dated: 10-25-04 Rev 12-9-04 Filed
Approved by James Petro Jr.
on 11-3-04
Record Owner John Petro
William McPhillips DONNA L. BENSON
Orange County Clerk
(1 Sheet) Total \$ 10.00

01-4-

RECORDED/FILED ORANGE COUNTY
BOOK 02004 PAGE 0966
12/09/2004/ 14:25:16
FILE NUMBER 20040141356
RECEIPT#353104 djc



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#559-2002

06/21/2002

Petro, Martha M. # 01-43 Approval Fee

Received \$ 100.00 for Planning Board Fees on 06/21/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE

APPLICANT: PETRO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/05/2001	REC. CK. #7583	PAID		150.00	
06/13/2001	P.B. ATTY. FEE	CHG	35.00		
06/13/2001	P.B. MINUTES	CHG	22.50		
06/21/2002	P.B. ENGINEER	CHG	141.50		
06/21/2002	REC. CK. #7887	PAID		49.00	
TOTAL:			199.00	199.00	0.00

To Close out escrow

↓
6/21/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE

APPLICANT: PETRO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/13/2001	APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE
APPLICANT: PETRO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/05/2001	REC. CK. #7583	PAID		150.00	
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06/21/2002	P.B. ENGINEER	CHG	141.50		
			-----	-----	-----
		TOTAL:	199.00	150.00	49.00



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PETRO/McPHILLIPS/WICHER LOT LINE CHANGE
PROJECT LOCATION: OFF UNION AVENUE (CR 69)
SECTION 7 – BLOCK 3 – LOT 4, 5, & 14
PROJECT NUMBER: 01-43
DATE: 13 JUNE 2001
DESCRIPTION: THIS APPLICATION INVOLVES A LOT LINE CHANGE TO ELIMINATE A SMALL STRIP OF LAND, BY ADDING A PORTION OF SAME TO EACH OF THE ADJOINING LOTS.

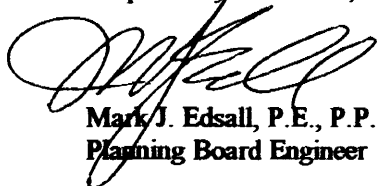
1. The application appears simple in concept, but is not clear on the plan submitted.

To involve a lot line change, land must be conveyed from one person to another. Normally, we see "lot line to be eliminated" and "proposed lot line" indicated on the plan. As well, we see the piece of land being conveyed noted as being conveyed from "Persons A" to "Persons B".

The plan submitted is not completely clear in this regard. The final plan stamped with approval, intended for filing at the County Clerk's office must be accurate and clear.

2. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
3. The application would appear to be an "unlisted action" under SEQRA. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance. I recommend a negative declaration.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-43-13Jun01.doc

PETRO, MC PHILLIPS & WICHER LOT LINE CHANGE (01-43)

Mr. John Petro appeared before the Board for this proposal.

MR. JOHN PETRO: Well, this is to straighten out a land situation that's been prevalent for years. We had a right-of-way after we developed Park Hill Drive that had different people with easements over it. So that when the developer up on Summit Drive there built the subdivision, the easements became obsolete. And so what we're trying to do is to straighten out, take these pieces that are left here and just add them to the three lots.

MR. PETRO: Mark's telling us that on the plan the line to be removed is not being shown. It's not simple when you look at the plan. I mean, you understand because you know what you're doing, but we don't.

MR. JOHN PETRO: Where? This one?

MR. PETRO: It says down here "lot line to be removed." I see you have one on the bottom, Mark.

MR. EDSALL: Maybe I can have John help us a little. Maybe, John, just explain who's getting what. Because if you're removing any easements, that's not a planning board issue. That's something the attorneys could just extinguish an easement. But you're actually conveying land?

MR. JOHN PETRO: Yeah, that's what we're doing.

MR. EDSALL: So there's three people involved. I assume this strip land is going three different ways.

MR. JOHN PETRO: Yeah.

MR. EDSALL: Maybe you could show us who's getting what.

MR. JOHN PETRO: We've got a lot going to Lot A, Mark Wicher. It's 15 feet by 397 feet. No, not, yeah, 97 feet, yeah. That goes to this lot here. This short piece here, 152 feet by 15 foot, goes to McPhillips. And this other part is what is actually my driveway, I'm going to include that in my lot.

MR. EDSALL: Who owns the whole thing now?

MR. JOHN PETRO: I do.

MR. EDSALL: So you own both the piece going out to Union and the back of the property?

MR. JOHN PETRO: Yeah.

MR. EDSALL: That's a separate lot, then, now, for some reason, just a small strip?

MR. JOHN PETRO: Yeah, the number on that should be on there some place.

MR. PETRO: Mark, you know what's an easy way to figure this out? That's a road that goes through. And instead of going to the center line of the road, he's going through the furthest boundary of the road.

MR. EDSALL: Right. The problem is, though, it's not showing up on this survey as a separate lot. So, I have no idea if it's an easement or a lot. But you're saying this entire L-shaped strip is a single lot now on its own?

MR. JOHN PETRO: Yeah.

MR. EDSALL: It's not even a lot. It's an old strip.

MR. JOHN PETRO: 15 feet wide.

MR. EDSALL: It would never have been created under today's zoning law. It's just something that's hanging around from years ago.

MR. JOHN PETRO: The only reason it hasn't been taken care of until now is because this guy here when he subdivided here. He made this piece a driveway all the way out to here, and that's what got this action started. So we're trying to eliminate the whole thing and --

MR. BABCOCK: He's basically breaking it up into three pieces and one is going to the lot that says John Petro, and one is going to Lot B, and the other piece is going to Lot A.

MR. JOHN PETRO: Yeah.

MR. PETRO: Did we get this straightened out, Mark?

MR. EDSALL: If you're interested in moving this right along, you could probably assume Lead Agency and declare a neg. dec. It is an unlisted action.

MR. PETRO: All right. May I have a motion for Lead Agency?

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor planning board declare itself Lead Agency for the Petro, McPhillips & Wicher lot line change off Union Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE
MR. KARNAVEZOS AYE
MR. PETRO AYE

MR. PETRO: Also, for the minutes, I want it to be known that although Petro is involved in this lot line change and it is my uncle, I have no interest in this application whatsoever.

MR. ARGENIO: I make a motion we declare a negative dec. under the SEQRA process for the Petro, McPhillips & Wicher lot line change.

MR. KARNAVEZOS: Second.

MR. PETRO: What we need to do before we do that, though, Mr. Argenio, is we need to waive the public hearing, because we'd have to have a public hearing. Why don't you take that motion back.

MR. ARGENIO: I'll retract that motion and make a motion we waive the public hearing.

MR. PETRO: Under discretionary judgment we can do that.

MR. ARGENIO: I make that motion.

MR. KARNAVEZOS: Second.

MR. PETRO: Motion has been made and seconded that the

New Windsor planning board waive the public hearing under its discretionary judgement for the Petro, McPhillips & Wicher lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE
MR. KARNAVEZOS AYE
MR. PETRO AYE

MR. PETRO: Now if you want to make that motion, Jerry.

MR. ARGENIO: Yeah. I'll make the motion for a negative dec. under the SEQRA process for the Petro, McPhillips & Wicher lot line change.

MR. KARNAVEZOS: I'll second.

MR. PETRO: Motion has been made and seconded that the New Windsor planning Board declare a negative dec. under the SEQRA process for the Petro, McPhillips & Wicher lot line change. Any further discussion from the board members? If not, roll call,

ROLL CALL

MR. ARGENIO AYE
MR. KARNAVEZOS AYE
MR. PETRO AYE

MR. PETRO: Mr. Edsall, other than what you've mentioned about being a little unclear on the map, and we can probably make some notes to take care of that, any outstanding engineering comments?

MR. EDSALL: No. I think, unfortunately, what Mr. Petro described as what's being proposed is much clearer than what the plan is telling us. So, I think it's just a matter of making the plan accurate so that it can be properly filed. So, if you care to conditionally approve it, and I'll make sure that it's properly shown so it can be filed. If there's a problem, I'll get back to you.

MR. PETRO: Okay. Let's just do that. I'm trying to think of a way to clarify it a little bit.

MR. ARGENIO: I make a motion for final approval for the Petro, McPhillips & Wicher lot line change subject

to the map being clarified to Mark's satisfaction.

MR. KARNAVEZOS: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor planning board grant final approval for the Petro, McPhillips & Wicher lot line change subject to what Jerry just wrote in. We have highway approval on 6/11/01 and fire approval on 6/7/01. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING OF: June 13, 2001

PROJECT: Petro / McPhillips / Wicks P.B.# 01-43

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) A S) K VOTE: A3 N0

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES ☐ NO ☒

M) A S) K VOTE: A 3 N 0

CARRIED: YES ☐ NO ☒

WAIVE PUBLIC HEARING: M) AS K VOTE: A 3 N 0 WAIVED: Y ☒ N

SCHEDULE P.H. Y N ✓

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

MD/AS/K VOTE: A 3 N 0 APPROVED: 6-13-01

M) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Clarify map - subject to Mark

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE

APPLICANT: PETRO, JOHN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/05/2001	MUNICIPAL HIGHWAY	06/11/2001	APPROVED
ORIG	06/05/2001	MUNICIPAL WATER	06/06/2001	APPROVED
ORIG	06/05/2001	MUNICIPAL SEWER	/ /	
ORIG	06/05/2001	MUNICIPAL FIRE	06/07/2001	APPROVED
ORIG	06/05/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE

APPLICANT: PETRO, JOHN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/16/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-43

NAME: PETRO - MC PHILLIPS - WICHER LOT LINE CHANGE

APPLICANT: PETRO, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/05/2001	REC. CK. #7583	PAID		150.00	
			-----	-----	-----
		TOTAL:	0.00	150.00	-150.00

To Open Escrow



P.B# 01-43
Application fee

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#520-2001**

06/06/2001

Petro, John & Martha

**Received \$ 50.00 for Planning Board Fees on 06/06/2001. Thank you for stopping by
the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-43**

DATE PLAN RECEIVED: _____ RECEIVED

JUN - 5 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Petro-McPhillips - Wicher has been

reviewed by me and is approved L

~~disapproved~~ _____

If disapproved, please list reason

Water is available for this project

HIGHWAY SUPERINTENDENT DATE

James D. D'Amico - 6-6-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 7, 2001

SUBJECT: Petro, McPhillips, Wicker

Planning Board Reference Number: PB-01-43

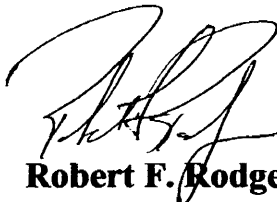
Date: 5 June 2001

Fire Prevention Reference Number: FPS-01-034

**A review of the above referenced lot line change was conducted on
7 June 2001.**

This lot line change is acceptable.

Plans Dated: 25 May 2001.



Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

*Please return
by 6/11/01*

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-43

DATE PLAN RECEIVED: _____

RECEIVED

JUN - 5 2001

RECEIVED

JUN 06 2001

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

Henry Kroll 6/11/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B #

¹⁻³
01-43

WORK SESSION DATE: 5-16-01

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Petro Yc

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: John Petro.

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- McPhillips One big 15' stripe
- Petro. being split to
- new lot owner ? people.

Kennedy doing plan

pbwsform 10MJ98

X CLOSING STATUS next avail
Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 7 Block 3 Lot 4, 5 & 14

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 430

1. Name of Project LOT LINE CHANGE FOR PETRO • McPHILLIPS • MICHAEL

2. Owner of Record SEE ATTACHED Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JOHN PETRO Phone 561-6579

Address: 2 PARK HILL DRIVE, NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan PATRICK T. KENNEDY L.S. Phone 562-4873

Address: 5 RIVERVIEW AVE. NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

JOHN PETRO 561-6579
(Name) (Phone)

7. Project Location: On the WEST side of PARK HILL DRIVE 130.7 feet
(Direction) (Street) (No.)
South of UNION AVE.
(Direction) (Street)

8. Project Data: Acreage 4.2638 Ac. Zone R-4 School Dist. Nbg.

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED

JUN - 5 2001

01-43

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) EXISTING 15-foot
R.O.W. being split into 3 pieces and added to 3
EXISTING Building lots

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

30th DAY OF May 19 2001

John C. Pelro
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

Please Print Applicant's Name as Signed

JENNIFER MEAD

Notary Public, State Of New York

No. 07112600024

Qualified in Orange County

Commission Expires 10/30/2002

TOWN USE ONLY RECEIVED

JUN - 5 2001

DATE APPLICATION RECEIVED

01-43

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM McPHILLIPS - 481 UNION AV. NW 12553

(MARK V. & DIVINA A. WICKER) deposes and says that he resides
(OWNER)
5 MANTHA CT. NW NY 12553
at _____ in the County of _____

(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map

(Sec. 7 Block 3 Lot 5)
designation number (Sec. 7 Block 3 Lot 14) which is the premises described in

the foregoing application and that he authorizes:

JOHN A. PETRO
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 5/30/01

Roxanne Edwards
Witness' Signature

Doreen Miller

Mark V. Wicker
William M. McPhillips
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED

JUN - 5 2001

01-43

Application for Lot Line Change

Town of New Windsor

Applicant:

John Petro

8 Park hill Drive

New Windsor, New York 12553

Owners:

Tax Map Section 7, Block 3, Lot 4

John Petro

8 Parkhill Drive

New Windsor, New York 12553

Tax Map Section 7, Block 3, Lot 5

William McPhillips

481 Union Ave.

New Windsor, New York 12553

Tax Map Section 7, Block 3, lot 14

Mark V. & Divina A. Wicher

188 Town View Road

Wappingers Falls, New York 12590

863-0355
Mark Wicher

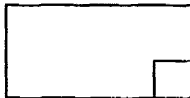
RECEIVED
JUN - 5 2001

01-43

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. Name and address of Applicant.
- * 2. Name and address of Owner.
3. Subdivision name and location
4. **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. Tax Map Data (Section, Block & Lot).
6. Location Map at a scale of 1" = 2,000 ft.
7. Zoning table showing what is required in the particular zone and what applicant is proposing.
8. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. Date of plat preparation and/or date of any plat revisions.
10. Scale the plat is drawn to and North arrow.
11. Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. Surveyor's certificate.
13. Surveyor's seal and signature.
14. Name of adjoining owners.
15. Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. Flood land boundaries.
17. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. Final metes and bounds.

19. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. Include existing or proposed easements.
21. Right-of-way widths.
22. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. Lot area (in square feet for each lot less than 2 acres).
24. Number the lots including residual lot.
25. Show any existing waterways.
- *26. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. Provide A septic system design notes as required by the Town of New Windsor.
32. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. Indicate percentage and direction of grade.
34. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. / _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: 

Licensed Professional

Date

5/25/01

Page 3 of 3

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PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>John PETRO</u>		2. PROJECT NAME <u>LOT LINE CHANGE FOR PETRO, McPhillips, WICKER</u>	
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WESTSIDE OF PARK HILL DRIVE - 430.7 feet South of UNION AVE.</u>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>DIVIDE A 15 foot R.O.W. INTO 3 PIECES AND ATTACH TO 3 EXISTING BUILDING LOTS</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>4.2638</u> acres Ultimately <u>4.2638</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: _____		Date: _____	
Signature: _____			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

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RECORD OWNERS:

I. TAX MAP SECTION 7, BLOCK 3, LOT 4
JOHN PETRO
8 PARK HILL DRIVE
NEW WINDSOR, NY 12553

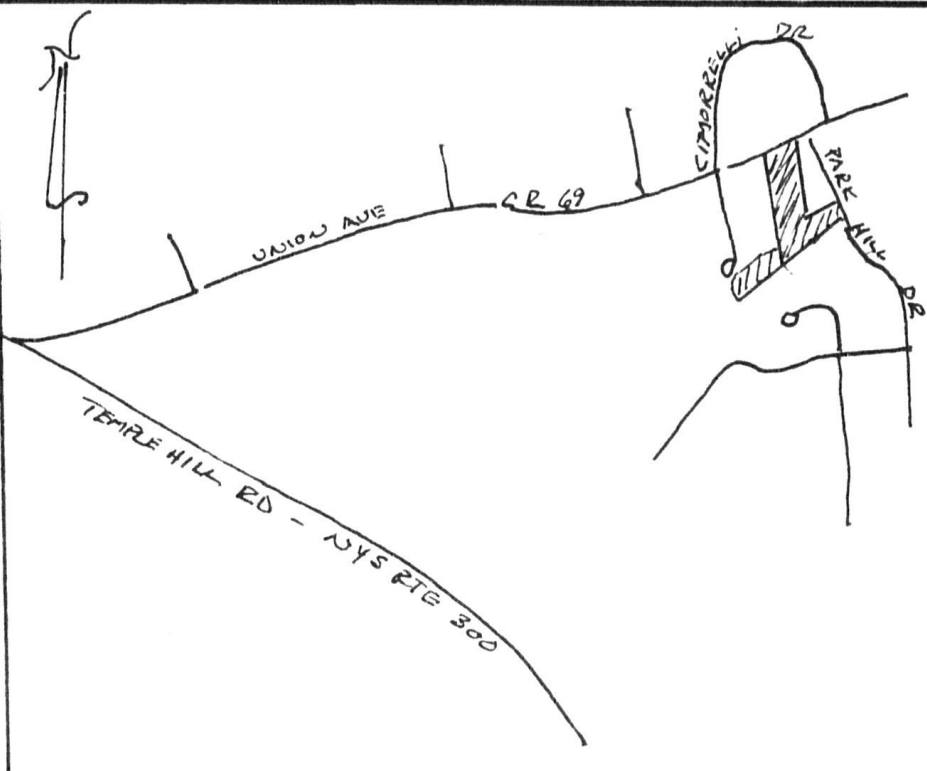
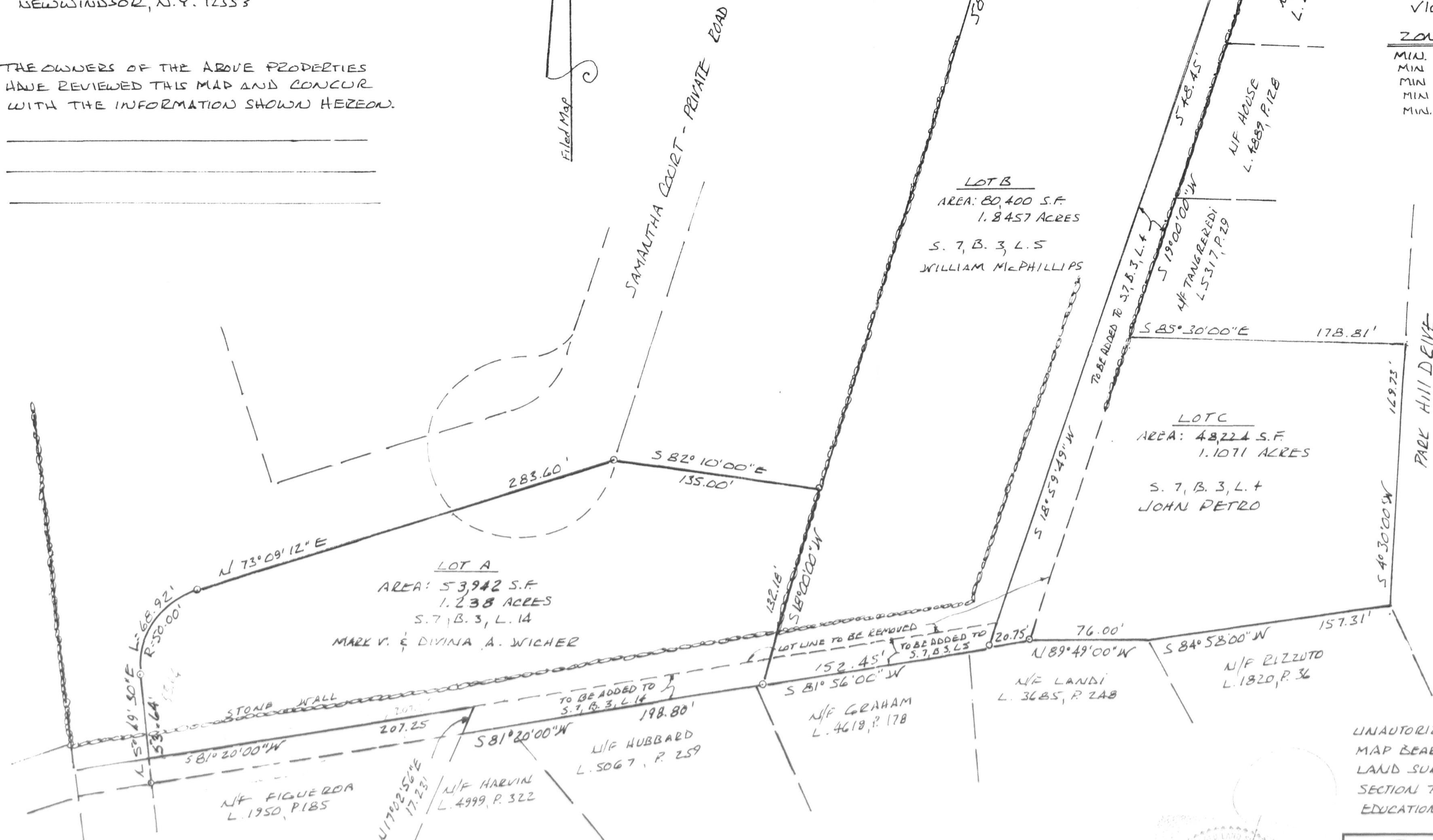
II. TAX MAP SECTION 7, BLOCK 3, LOT 5
WILLIAM McPHILLIPS
421 UNION AVE.
NEW WINDSOR, NY 12553

III. TAX MAP SECTION 7, BLOCK 3, LOT 14
MARK V. & DIVINA A. WICHER
138 TOWN VIEW ROAD
WAPPINGERS FALLS, NY 12580

APPLICANT:

JOHN PETRO
8 PARK HILL DRIVE
NEW WINDSOR, N.Y. 12553

THE OWNERS OF THE ABOVE PROPERTIES
HAVE REVIEWED THIS MAP AND CONCUR
WITH THE INFORMATION SHOWN HEREON.



VICINITY MAP: SCALE: 1" = 1000'

ZONING DISTRICT: R-1

MIN. LOT AREA: 15000 SF
MIN. LOT WIDTH: 100 FT
MIN. FRONT YARD: 35 FT
MIN. SIDE YARD: 15/50 FT
MIN. REAR YARD: 40 FT

TAX MAP DATA:

SECTION: 7 BLOCK 3 LOTS 4, 5 & 14

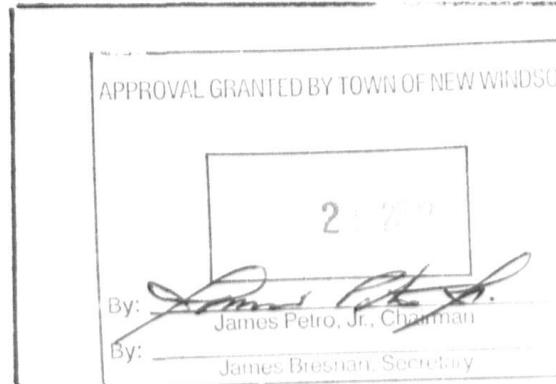
DEED REFERENCES:

PETRO: LIBER 1470, PAGE 17
McPHILLIPS: LIBER 1737, PAGE 264
WICHER: LIBER 5474, PAGE 311

MAP REFERENCES:

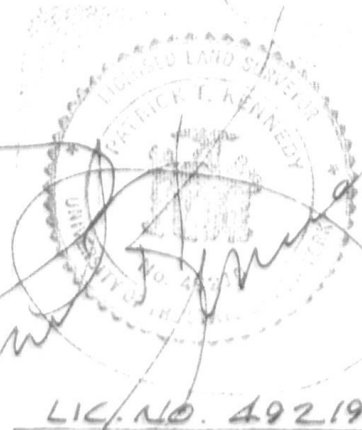
I. PARK HILL SUBDIVISION
MAP # 175B
II. PROPOSED LOT LINE CHANGE
SANDCASTLE HOMES INC. TO
McPHILLIPS

PLANNING BOARD APPROVAL



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A
MAP BEARING A NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 7209 (2) OF THE NEW YORK STATE
EDUCATION LAW.

CERTIFIED TO JOHN PETRO WILLIAM McPHILLIPS AND
MARK V. & DIVINA A. WICHER
TO BE A TRUE AND ACCURATE SURVEY BASED ON AN
ACTUAL FIELD SURVEY BY THIS OFFICE COMPLETED
APRIL 1, 2001



PATRICK T. KENNEDY, L.S.		
5 RIVERVIEW AVE • NEW WINDSOR • NEW YORK 12553		
SCALE 1" = 50'	APPROVED BY	DRAWN BY
DATE MAY 25, 2001	LOT LINE CHANGE FOR PETRO • McPHILLIPS • WICHER	REVISED 7-25-01
TOWN OF NEW WINDSOR ORANGE COUNTY • NEW YORK		DRAWING NUMBER 01-1